



CITY OF SAINT PAUL

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

October 18, 2021

Nadyne Glaser
C/O Christopher J Boylan
1842 Juliet Ave
St Paul MN 55105-1709

Kristin Boylan
1842 Juliet Ave
St Paul MN 55105

Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

1508 COMO AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

LAKE PARK ADDITION THIRD DIV N 120 FT OF LOT 10 BLK 1

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On October 12, 2021 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one-and-one-half story, wood frame, duplex with a detached, two-stall garage.

The following is excerpted from the July 9, 2021 Code Compliance Report:

BUILDING

1. Tuck Point interior/exterior of foundation as necessary.
2. Provide functional hardware at all doors and windows.
3. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
4. Repair or replace damaged doors and frames as necessary, including storm doors.
5. Weather seal exterior doors, threshold and weather-stripping.
6. Install floor covering in bathroom and kitchen that is impervious to water.
7. Repair walls, ceiling and floors throughout, as necessary.
8. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
9. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
10. Provide fire block construction as necessary and seal chases in basement ceiling.
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation.
12. Dry out basement and eliminate source of moisture.
13. Air-seal and insulate attic/access door.
14. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
15. Install water-proof enclosure in shower area.
16. Provide weather sealed, air sealed and vermin sealed exterior.
17. Replace or repair rear landing/ deck and stairway per code.
18. Repair siding, soffit, fascia, trim, etc. as necessary.
19. Verify gutters are in working condition and install rain leaders to direct drainage away from foundation.
20. Replace house and garage roof covering and vents to code.
21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
22. Provide general rehabilitation of garage.
23. Remove mold, mildew and moldy or water damaged materials.
24. Remove trees which are against foundation of home and garage.
25. Openings in stair risers must be less than 4 inches.
26. Grade must drain away from foundation of dwelling. Maintain 6-inch clearance between wood and soil.
27. Remove and replace all rotted framing members throughout the property.
28. Remove ceiling covering in garage.
29. Repair holes in roof.
30. Ensure a 1-hour fire separation is maintained from the basement through the roof line.
31. Permanently secure top and bottom of support posts in an approved manner.
32. Install 20-minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).

33. Maintain one-hour fire separation between dwelling units and between units and common areas.
34. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36-inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment.
35. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
36. Provide complete storms and screens, in good repair for all door and window openings.
37. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
3. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
4. Replace electrical service panel due to excessive corrosion.
5. Replace conduit/fittings due to excessive corrosion.
6. Open walls and ceilings in multiple locations. Wire to the current NEC.
7. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

1. Gas Piping - Install an approved shut off, connector and gas piping for the range.
2. Gas Piping - Install an approved shut off, connector and gas piping for the dryer.
3. Laundry Tub - Install a proper fixture vent to code.
4. Laundry Tub - Install the waste piping to code.
5. Laundry Tub - Install the water piping to code.
6. Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
7. Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
8. Laundry Tub - Provide the proper potable water protection for the faucet spout.
9. Lavatory - Install a proper fixture vent to code.
10. Lavatory - Install the waste piping to code.
11. Lavatory - Install the water piping to code.
12. Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
13. Lavatory - Repair/replace the faucet that is missing, broken or has parts missing.
14. Sink - Install a proper fixture vent to code.
15. Sink - Install the waste piping to code.
16. Sink - Install the water piping to code.
17. Sink - Repair/replace the fixture that is missing, broken or has parts missing.
18. Sink - Repair/replace the faucet that is missing, broken or has parts missing.
19. Toilet Facilities - Install a proper fixture vent to code.
20. Toilet Facilities - Install the waste piping to code.
21. Toilet Facilities - Install the water piping to code.

22. Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
23. Toilet Facilities - Repair/replace the faucet that is missing, broken or has parts missing.
24. Tub and Shower - Install a proper fixture vent to code.
25. Tub and Shower - Install the waste piping to code.
26. Tub and Shower - Install the water piping to code.
27. Tub and Shower - Repair/replace the fixture that is missing, broken or has parts missing.
28. Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing.
29. Tub and Shower - Install scald and thermal shock protection.
30. Water Heater - Install the water heater gas venting to code.
31. Water Heater - The water heater venting requires a chimney liner.
32. Water Heater - Install the water piping for the water heater to code.
33. Water Heater - Provide adequate combustion air for the gas burning appliance.
34. Water Heater - The water heater must be fired and in service.
35. Basement -Gas Piping - Install an approved shut off, connector, and gas piping for the dryer.
36. Basement -Laundry Tub - Install a proper fixture vent to code.
37. Basement -Laundry Tub - Install the waste piping to code.
38. Basement -Laundry Tub - Install the water piping to code.
39. Basement -Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
40. Basement -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
41. Basement -Laundry Tub - Provide the proper potable water protection for the faucet spout.
42. Basement -Sink - Install a proper fixture vent to code.
43. Basement -Sink - Install the waste piping to code.
44. Basement -Sink - Install the water piping to code.
45. Basement -Sink - Repair/replace the fixture that is missing, broken or has parts missing.
46. Basement -Sink - Repair/replace the faucet that is missing, broken or has parts missing.
47. Basement -Water Heater - Install the water heater gas venting to code.
48. Basement -Water Heater - The water heater venting requires a chimney liner.
49. Basement -Water Heater - Install the water piping for the water heater to code.
50. Basement -Water Heater - The water heater must be fired and in service.
51. Basement -Water Heater - Provide adequate combustion air for the gas burning appliance.
52. Basement -Water Meter - Support the water meter to code.
53. Basement -Water Meter - The water meter must be installed and in service.
54. Basement -Water Meter - Repair the water meter.
55. Basement -Water Meter - The service valves must be functional and installed to code.
56. Basement -Water Meter - Raise the water meter to a minimum of 12 inches above the floor.
57. First Floor -Gas Piping - Install an approved shut off; connector and gas piping for the range.
58. Second Floor -Lavatory - Install a proper fixture vent to code.
59. Second Floor -Lavatory - Install the waste piping to code.
60. Second Floor -Lavatory - Install the water piping to code.
61. Second Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.

62. Second Floor -Lavatory - Repair/replace the faucet that is missing, broken or has parts missing.
63. Second Floor -Toilet Facilities - Install a proper fixture vent to code.
64. Second Floor -Toilet Facilities - Install the waste piping to code.
65. Second Floor -Toilet Facilities - Install the water piping to code.
66. Second Floor -Toilet Facilities - Repair/replace the fixture that is missing, broken or has parts missing.
67. Second Floor -Toilet Facilities - Repair/replace the faucet that is missing, broken or has parts missing.
68. Second Floor -Tub and Shower - Install a proper fixture vent to code.
69. Second Floor -Tub and Shower - Install the waste piping to code.
70. Second Floor -Tub and Shower - Install the water piping to code.
71. Second Floor -Tub and Shower - Repair/replace the fixture that is missing, broken or has parts missing.
72. Second Floor -Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing.
73. Second Floor -Tub and Shower - Install scald and thermal shock protection.
74. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

MECHANICAL

1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Install approved metal chimney liner.
3. Replace furnace/boiler flue venting to code.
4. Connect furnace/boiler and water heater venting into chimney liner.
5. Vent clothes dryer to code.
6. Provide adequate combustion air and support duct to code.
7. Provide support for gas lines to code.
8. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
9. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned. Repair and/or replace heating registers as necessary.
10. Provide heat in every habitable room and bathrooms.
11. Mechanical permits are required for the above work.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 17, 2021** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs

and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollars (\$5,000.00) performance deposit with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

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If you have any questions or request additional information please contact **Joe Yannarelly** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

Joe Yannarelly

Vacant Buildings Enforcement Inspector